

APPLICATION FOR PRELIMINARY SUBDIVISION PLAN APPROVAL



Complete with required information (write "n/a" if information not applicable to proposal).

Note: The Wake County Subdivision Ordinance and Land Use Plan may be viewed from the Planning Department's web site: www.co.wake.nc.us/planning.

Name of Subdivision

HORTON HEIGHTS SUBDIVISION - PHASE II

() cluster subdivision () lot-by-lot subdivision

Has a preliminary plan previously been approved for subdivision of this site? () Yes () No

If yes, when and under what name? _____

Property

Parcel Identification Number: 1785 75 75 45

Address: PITTY PATS PATH WENDELL NC 27591

Location: NORTH side of PITTY PATS PATH, at/between
(north, east, south, west) (street)

PITTY PATS PATH and NC 97
(street) (street)

Total site area: 44.53 ACRES sf

Zoning District(s) and land area within each: R 40 W 14.03 AC.
R 40 W 5 HD 30.5 AC.

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): AGRICULTURAL

Property Owner

Name: WILLIAM J. AMMONS

Address: 3200 NC 97

City: WENDELL State: NC Zip Code: 27591

E-mail Address: _____ FAX: _____

Telephone Number: 365-5841

Applicant (person to whom all correspondence will be sent)

Name: WILLIAMS-PEARCE & ASSOC.

Address: P.O. BOX 892

City: WYOMING State: NC Zip Code: 27597

E-mail Address: CTP@WP502VEY.COM FAX: 269-4354

Telephone Number: 269-9805 Relationship to Owner: SURVEYOR

Proposal

Max. lot density standard* (see Sec. 3-4 (Table 1)): _____

Max. no. of lots*: 48 Proposed no. of lots*: 23

Min. lot area*: 40 000 sf Proposed min. lot area*: 40 000 sf

Average lot area*: 68 427 sf

Min. lot width*: 110 ft Proposed min. lot width*: 110 ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % () 25 % of site area

Min. open space area: _____ acres

Proposed open space area [by parcel]: 5.36 acres

Proposed open space use(s) [by parcel]: RECREATION

Proposed future development site area [by site]: N/A acres

Proposed impervious surfaces area: 46 117 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 2.4 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): _____ acres

w/in floodway: _____ acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

5.36 AC Dedication _____ Reservation _____ Fee in lieu _____

(Amount of land to be dedicated/reserved is equal to 1/35th of an acre times the number of lots recorded. If fee in lieu is used, then the equivalent value is used. Example 25 acres with a tax value of \$120,000 being subdivided into 20 lots would dedicate .57 acres or pay a \$2742.86 fee)

Tax Value of property (Land Only) _____ Total Number of Proposed Lots _____

Total Number of Acres _____ Estimate Recreation Area Req. _____ (or fee)

*(Wake County Parks, Recreation and Open Space Staff and/or Subdivision Administration Staff will determine which option will be allowed.)

Vehicular Access:

Names of access street(s) and no. of access points along each: PITY PATS PATH (1)

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Traffic capacity (average daily trips - ADT) ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
<u>PITY PATS PATH</u>	<u>50</u>	<u>20</u>	<u>2</u>	<u>Y</u>			

¹ See 1994 Wake County Thoroughfare Plan Appendix or NCDOT Statewide Planning Branch

² See CAMPO web site (www.raleigh-nc.org/campo/trafcnt/98trfcnt.html) or NCDOT Traffic Survey Unit

³ Base on ITE ratios - ratio used for estimate (e.g., x trips per y sf)

Est. traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: _____ ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services:

Water supply provided by: () municipal system (_____)

() community system (_____) (✓) individual well(s)

Est. total water demand: _____ gpd

Wastewater collection/treatment provided by: () municipal system (_____)

() community system (_____) (✓) individual on-site system

Est. total wastewater discharge _____ gpd

Solid waste collection provided by: _____

Electrical service provided by: PROCESS ENERGY Underground (✓) yes () no

Natural gas service provided by: _____

Telephone service provided by: BELLSOUTH Underground (✓) yes () no

Cable television service provided by: TIME WARNER Underground () yes () no

Fire protection provided by: WENDELL

Miscellaneous:

Generalized slope of site 5%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: _____

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: _____

Land Use Plan Classifications

General Classification (note associated municipality and/or watershed):

() Short-Range Urban Services Area/Water Supply Watershed _____

() Short-Range Urban Services Area _____

() Long-Range Urban Services Area/Water Supply Watershed _____

() Long-Range Urban Services Area _____

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

Land Use Classification(s) (Note Area Land Use Plan, if applicable):

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto), and authorize(s) on-site review by authorized staff.

Signature: William J. Brennan Date: 4/4/03

Signature: _____ Date: _____

Signature: _____ Date: _____

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: Robert J. Brennan Date: 4-04-03

9/12/00

US 64 FREEWAY

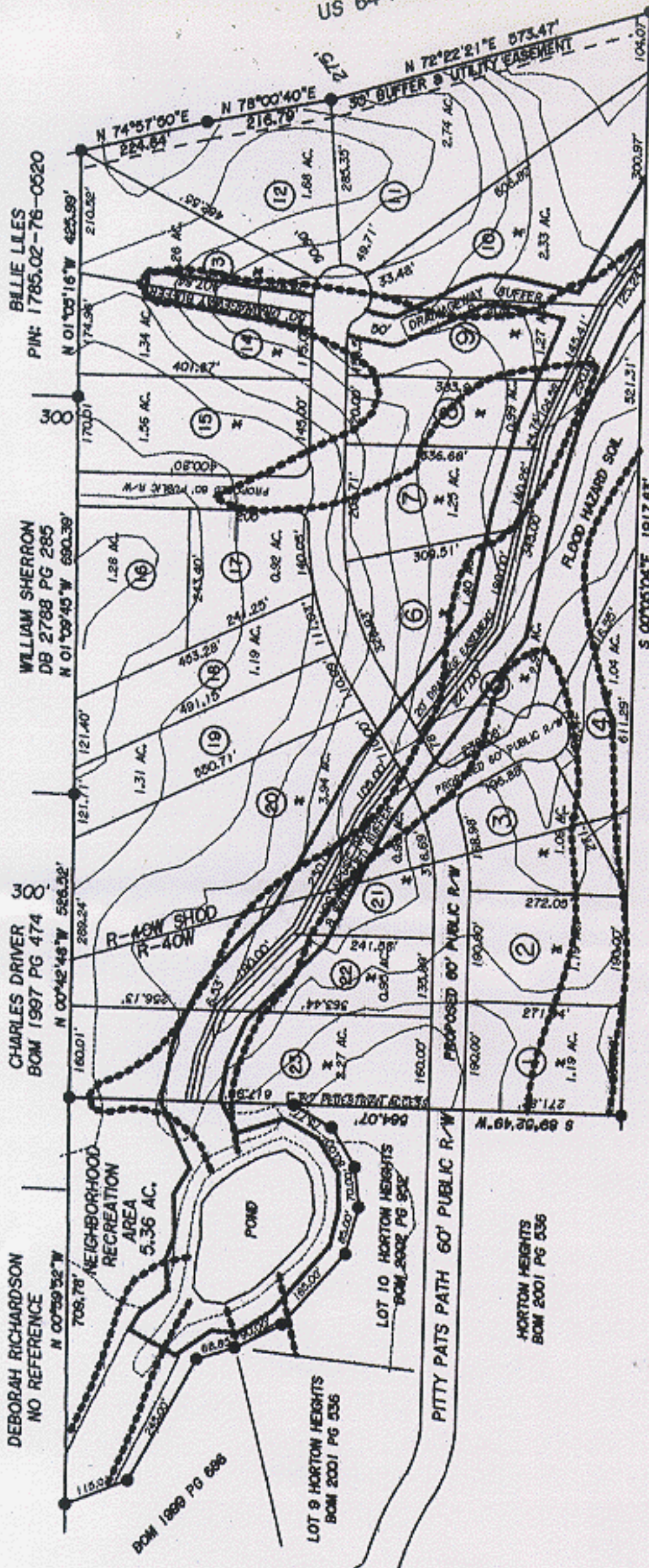
BILLIE LILES
PIN: 1785.02-76-0520

WILLIAM SHERRON
DB 2788 PG 285

CHARLES DRIVER
BOM 1997 PG 474

DEBORAH RICHARDSON
NO REFERENCE

BASSETT RIDGE SUBDIVISION
BOM 1987 PG 317



Before acquiring a...

NOTES

NO BUILDING IS PERMITTED WITHIN 20' OF A WATERSHED OR DRAINAGEWAY BUFFER.

TOPOGRAPHICAL DATA TAKEN FROM WAKE COUNTY GIS

ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE WAKE COUNTY SEDIMENTATION AND EROSION ORDINANCE AND THE FLOOD HAZARD REGULATIONS.

ALL ROADS SHALL BE PUBLIC IN ACCORDANCE WITH THE N.C. DEPARTMENT OF TRANSPORTATION STANDARDS FOR PUBLIC ROADS.

WATER AND SEWER UTILITIES SHALL BE INDIVIDUAL SYSTEMS AND APPROVED BY THE WAKE COUNTY HEALTH DEPARTMENT.

FLOOD HAZARD SOIL TAKEN FROM WAKE COUNTY GIS

SITE DATA

TOTAL ACRES: 44.53 + OPEN SPACE

LINEAR FEET OF NEW STREET: 2257.39

NEW STREET ACRES: 3.04

ACRES IN LOTS: 36.13

TOTAL LOTS: 23

AVERAGE LOT SIZE: 1.57 AC.

MINIMUM LOT SIZE: 0.69 AC.

AREA IN OPEN SPACE: 5.36 AC.

MAXIMUM IMPERVIOUS COVERAGE WITHOUT

STORMWATER MANAGEMENT: 15%

IMPERVIOUS AREA OF ROADWAY: 2.3% 49980 SF

LOTS WILL BE LIMITED TO 12.7%